



300 Glead Avenue, East Aurora, NY

**TOWN OF AURORA
OPEN DEVELOPMENT AREA APPLICATION**

PETITIONER: Name: MARK KATILUS

Address: 200 POUND ROAD

ELMA NY 14059
City State Zip

Phone: _____

E-Mail: M @ _____ .COM

PROPERTY OWNER (if different from petitioner):

Name: _____

Address: _____ Ph. No. _____

PROJECT ADDRESS: 840 QUAKER ROAD 17408-1-3
No. Street SBL No.

PROJECT DESCRIPTION: VARIANCE FLAG LOT

Signature of Applicant: Mark Katilus Mark Katilus

State of New York) :SS:
County of Erie)

On the 2nd day of May, in the year 2019, before me, the undersaid state, personally appeared Mark Katilus, person satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to acknowledged to me that he/she/they executed the same in his/her/their capacity signature(s) on the instrument, the individual(s), or the person upon behalf of who executed the instrument.

Sheryl A. Meier
Notary Public

SHERYL
Reg. #011
Notary Public, S
Qualified In
Commission Expir

LOT SIZE
FRONT YARD
SETBACK
REQUIRED
VARIANCES

OFFICE USE ONLY:		
File #:	Number of Lots <u>1</u>	Total Acreage _____
Open Development Area Review Application Fee		\$ <u>100⁰⁰</u>
Materials Received by Town Clerk & Fee Paid	<u>M Katilus</u> Accepted by	<u>5/2/19</u> Date
		Rept # <u>121495</u>

Short Environmental Assessment Form

Part 1 - Project Information

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project:			
Project Location (describe, and attach a location map): 840 QUAKER ROAD, AURORA NY			
Brief Description of Proposed Action: VARIANCE ON FLAG LOT			
Name of Applicant or Sponsor: MARK KATILUS		Telephone:	
Address: 840 QUAKER ROAD		E-Mail:	
City/PO: AURORA		State: NY	Zip Code: 14052
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO <input checked="" type="checkbox"/>
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval:			YES <input type="checkbox"/>
3.a. Total acreage of the site of the proposed action?			NO <input checked="" type="checkbox"/>
b. Total acreage to be physically disturbed?			YES <input type="checkbox"/>
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?			NO <input checked="" type="checkbox"/>
3.a. Total acreage of the site of the proposed action? 2.13 acres			
b. Total acreage to be physically disturbed? 1.00 acres			
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor? _____ acres			
4. Check all land uses that occur on, adjoining and near the proposed action.			
<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential (suburban)			
<input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input checked="" type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____			
<input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Consistent with the adopted comprehensive plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
8. a. Will the proposed action result in a substantial increase in traffic above present levels?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
b. Are public transportation service(s) available at or near the site of the proposed action?		<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Will the proposed action connect to an existing public/private water supply? If No, describe method for providing potable water: _____		<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Will the proposed action connect to existing wastewater utilities? If No, describe method for providing wastewater treatment: <u>SEPTIC</u>		<input checked="" type="checkbox"/>	<input type="checkbox"/>
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Is the proposed action located in an archeological sensitive area?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____		<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input checked="" type="checkbox"/> Shoreline <input type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Is the project site located in the 100 year flood plain?		<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: <u>ALL TO CREEK</u> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES		<input type="checkbox"/>	<input type="checkbox"/>

<p>18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)?</p> <p>If Yes, explain purpose and size: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste?</p> <p>If Yes, describe: _____</p> <p>_____</p> <p>_____</p>	<p>NO</p> <p><input checked="" type="checkbox"/></p>	<p>YES</p> <p><input type="checkbox"/></p>
<p>I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE</p>		
<p>Applicant/sponsor name: <u>Mal Katlin</u></p>	<p>Date: <u>APRIL 30, 2019</u></p>	
<p>Signature: <u>Mal Katlin</u></p>	<p><u>MAY 2, 2019</u></p>	



Save Share Mor

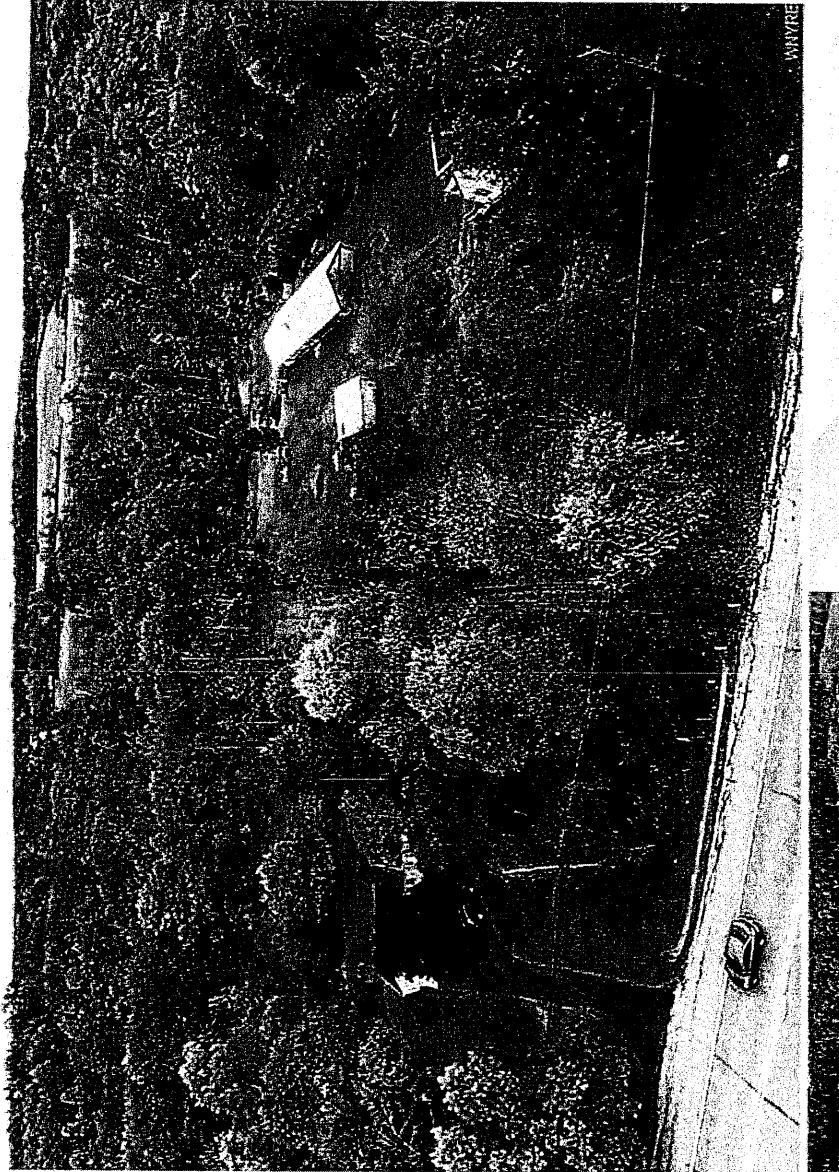
\$75,900 2.43 acres

840 Quaker Rd, East Aurora, NY 14052

Contact Agent

Time on Zillow	Views	Saves
193 days	607	13

Not many lots in East Aurora - Location is mid OP - mid EA - best of both villages without the taxes! RECENT GRADE WITH FRESH FILL, PERC TESTED, UTILITIES AT THE ROAD, FLAG LOT WITH CULVERT IN PLACE FOR DRIVEWAY TO LOCATION OF A NEW BUILD HOME. Prepped and Ready to Go - Just Needs You! Back Drop of the Cazenovia with berms and fencing ready for a new owners ideas for privacy. Call Today for Your Look at this Gem! Please call agent for permission to be on site.



WHYRE



June 5, 2019

Reference No. 11119205

Ms. Martha Librook, Town Clerk
Town of Aurora
300 Gleed Avenue
East Aurora, New York 14052

**Re: Open Development Area Review
840 Quaker Road – Proposed Single-Family Home**

GHD has completed a review of the open development area application for the above-referenced address. It is our understanding the applicant is seeking an approved building lot to construct a single-family home under the Town's Open Development Area regulations. We offer the following comments:

State Environmental Quality Review (SEQR) – The proposed project does not exceed any Type 1 thresholds under SEQR and does not appear to meet the definition of a Type 2 action. It is recommended that the proposed development be classified as an unlisted action and further evaluated for impacts using the Short Environmental Assessment Form.

County Planning Referral – The proposed development is located within 500 feet of US Route 20A (Quaker Road) and County planning referral is required for Open Area Development approval.

Short Environmental Assessment Form (SEAF) – Part 1 of the SEAF has been completed which is intended to describe the proposed project and the affected environment. However, the SEAF does not adequately describe the project and should be revised to include the following information:

- Question No. 2 should note the following approvals:
 - Septic system approval from the Erie County Health Department.
 - New water service connection approval from the Erie County Water Authority.
 - Driveway access permit approval from the New York State Department of Transportation.
 - Area variances from the Zoning Board of Appeals.
- Question No. 5b – The Town does not have a comprehensive plan and the question should be answered not applicable or "N/A".
- Question No. 8a – The expected number of new vehicle traffic trips for the proposed development appears to be less than 100 peak-hour traffic trips per day and the question should be answered no.
- Question No. 8b - The proposed project does not have bus or rail service at or near the site and the question should be answered no.
- Question No. 9 – All new residential buildings must comply with the Energy Conservation Construction Code and the question was answered yes, indicating that the proposed project will exceed the state energy code requirements. Therefore, it is recommended that a description of the design features and technologies, which contribute to the project exceeding the energy code requirements, be included.



- Question No. 12b – Based on the Office of Parks Recreation and Historic Preservation's (OPRHP) Cultural Resource Information System (CRIS), the proposed project site is located in an archaeological sensitive area. Therefore, the question should be answered yes.
- Question 13a – Cazenovia Creek, which is also classified as a riverine wetland by the United States Fish and Wildlife Service, is located along the northern portion of the property. Therefore, the question should be answered yes.
- Question 14 – The question is intended to describe typical habitats found on the project site and should also indicate forest, wetland, and suburban habitats.
- Question 16 – A portion of the proposed lot along Cazenovia Creek is located within a 100-year flood hazard area and the question should be answered yes.
- Question 17 – Stormwater runoff may occur from land grading, clearing, and construction of the proposed single-family home. Therefore, the question should be answered yes. Furthermore, question 3b indicates that approximately 1.00 acre of land will be disturbed and a Storm Water Pollution Prevention Plan may be required.

Area Variances – Supplementary regulations for minimum lot size and yard requirements are found in §99-31 of the Town Code. The proposed development does not appear to meet the minimum requirements and will require the following area variances or modifications from the Town Code:

- Lot size – The total acreage of the property is approximately 2.43 acres and the minimum lot size for ODA development is 3 acres (exclusive of the flag portion of the property).
- Front yard setback – The proposed residence appears to be less than 200 feet from the front lot line and the minimum front yard setback is 200 feet, measured from the boundary line parallel to the street right-of-way.

Development Plan Standards – Standards for the submission of development plans are found in §99-29 of the Town Code. It is recommended the development plan be revised to include, at a minimum, reference dimensions of the location and size of proposed features and anything other information required by the Building Department, Planning Board, and Town Board.

Sincerely,

GHD

A handwritten signature in black ink, reading "Gregory D. Keyser", is written over the typed name.

Gregory D. Keyser
Environmental Planner

GDK/jap/Libroch-3

cc: Town of Aurora Building Department
Town of Aurora Planning Board